

BOARD OF APPEAL REFERRALS

February 16, 1978

1. Z-4061 Leo Darish
 131 Cambridge Street, Charlestown
2. Z-4065 Emile Lingertat
 502 Adams Street, Dorchester
3. Z-4068 Jeanne McCarthy and Barbara DeVoe
 17 Gates Street, South Boston
4. Z-4069 Blossom Hoag
 233 Webster Street, East Boston

MEMORANDUM

February 16, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/28/78

Z-4061
Leo Darish
131 Cambridge Street, Charlestown
near Parker Street

Repair shop garage

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect one-story storage structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Storage building is forbidden in a B-1 district.		
20-1. Rear yard is insufficient.	10 ft.	0

Use will provide storage for petitioner's repair shop garage with no adverse impact on this commercial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4061, brought by Leo Darish, 131 Cambridge Street, Charlestown, for a forbidden use and a variance to erect a one-story storage structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review. Storage use will not have an adverse impact on this commercial area.

Z-4061
131 CAMBRIDGE ST.
(CHSN.)



Board of Appeal Referrals 2/16/78

2

Hearing: 2/28/78

Z-4065

Emile Lingertat

502 Adams Street, Dorchester
near Rosemont Street

2½-story frame structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family manufacturing

Purpose: to make permanent existing occupancy - one-family dwelling and beauty shop.

Violation(s):

Section

Required

Proposed

7-4. Contrary to previous decision of Board of Appeal.

In 1969 and 1972 the Board of Appeal with Authority concurrence approved the beauty shop facility with provisos and a termination date of January 30, 1978.

Use has had no adverse impact on the neighborhood. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-4065, brought by Emile Lingertat, 502 Adams Street, Dorchester, for a variance to make permanent existing occupancy of one-family dwelling and beauty shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that previous provisos imposed by Board of Appeal remain in effect with exception of termination proviso.



Board of Appeal Referrals 2/16/78

Hearing: 3/78/78

Z-4068

Jeanne McCarthy and Barbara DeVoe
17 Gates Street, South Boston
near Telegraph Street

Three-story frame structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families
which does not meet the requirement of lot
area is forbidden in an H-1-50 district.

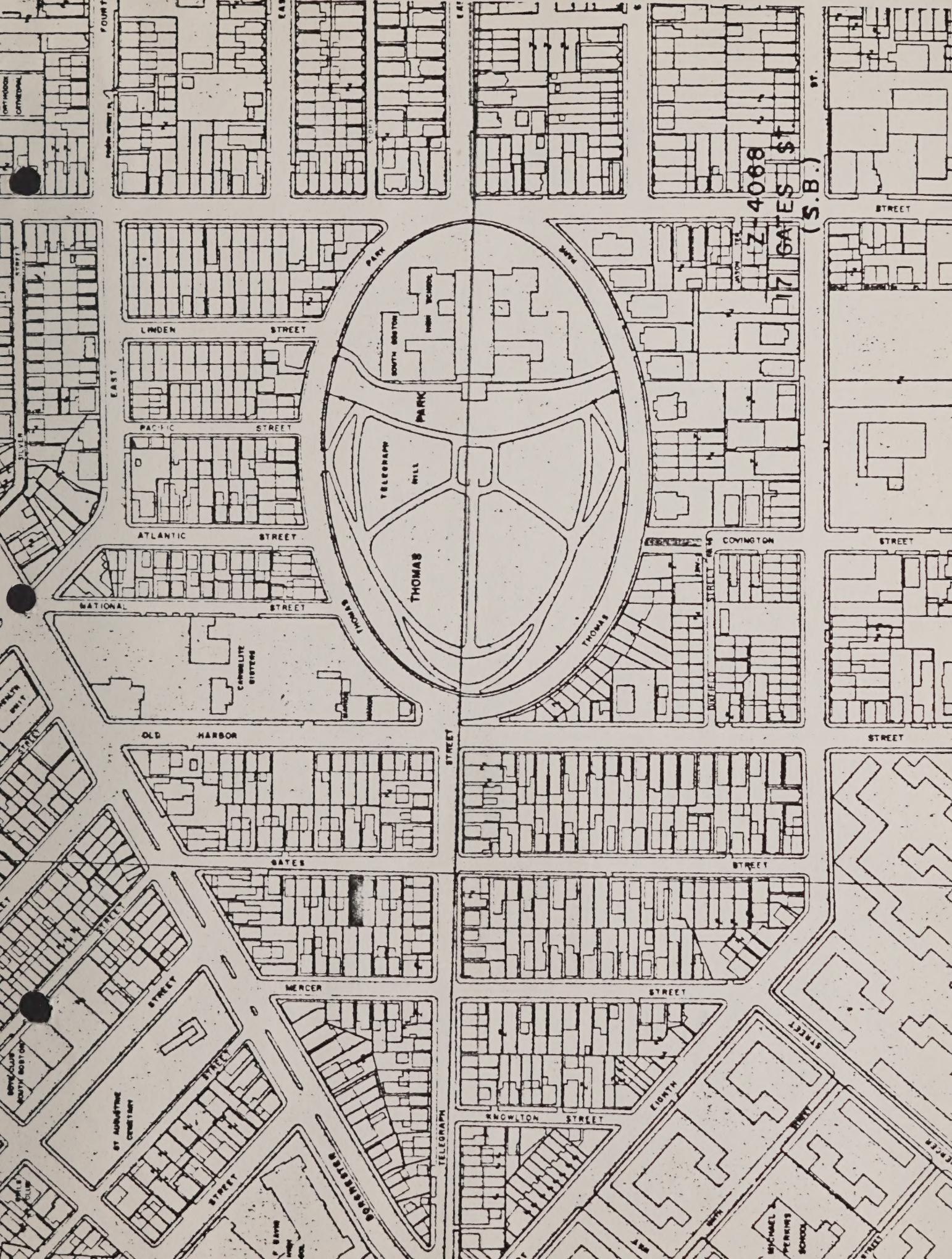
14-2. Lot area is insufficient.

7,000 sf

187 sf

Area deficiency is existing. No neighborhood opposition. Recommend approval.

VOTED: In reference to Petition No. Z-4068, brought by Jeanne McCarthy and Barbara DeVoe, 17 Gates Street, South Boston, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval.
Area deficiency is existing. No neighborhood opposition.



Board of Appeal Referrals 2/16/78

Hearing: 3/7/78

Z-4069

Blossom Hoag

233 Webster Street, East Boston
near Lamson Street

Three-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from three to four apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families
which does not meet the requirement of lot
area is forbidden in an H-1 district.

14-2. Lot area is insufficient.

8,000 sf 2,880 sf

East Boston Land Use Council, Little City Hall, and residents have no
objection to proposed rehabilitation-conversion. Recommend approval.

VOTED: In reference to Petition No. Z-4069, brought by
Blossom Hoag, 233 Webster Street, East Boston,
for a forbidden use and a variance for a change
of occupancy from three to four apartments in
an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval.
East Boston Land Use Council, Little City Hall,
and residents have no objection to proposed
rehabilitation-conversion.



Z-4069
233 WEBSTER ST.
(E.B.)